



**HISTORIC LANDMARKS COMMISSION  
SPECIAL MEETING**

**--AND--**

**DESIGN REVIEW COMMITTEE (D.R.C.) MEETING**

**SYNOPSIS**

**WEDNESDAY, JUNE 18, 2008**

**12:00 -1:30 P.M.**

**City Hall Tower, 200 East Santa Clara Street**

**ROOM T-550**

**COMMISSION MEMBERS**

**EDWARD JANKE, AIA, CHAIR**

**PATRICIA COLOMBE, VICE CHAIR**

**HELENE LAVELLE      SCOTT CUNNINGHAM**

**DANA PEAK      JUDY STABILE**

**ERIC THACKER**

**JOSEPH HORWEDEL, DIRECTOR**

**DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT**

**AGENDA**  
**ORDER OF BUSINESS**

**SESSION II: DESIGN REVIEW COMMITTEE**

**Committee Members**

**Ed Janke, HLC Chair**

**Patricia Colombe, HLC Vice Chair**

**Scott Cunningham**

**Design Review Committee Meeting Goal:** Discuss project design conformance to applicable City of San Jose historic design guidelines, based on the Secretary of the Interior's Standards for the Treatment of Historic Properties

**Proposed projects for consideration:**

1. **Construction of educational exhibit and a wing of the former IBM Building:** PD07-063, Planned Development Permit to allow up to approximately 204,600 square feet of commercial buildings, including an 180,000-square-foot home improvement store and 24,600 square feet of free-standing commercial/retail buildings, and construction of a wing of the former IBM Building 025 and an educational exhibit. The project site at 5600 Cottle Road is the former location of IBM Building 025, a Candidate City Landmark Structure that was damaged by a fire in April 2008 and was subsequently demolished.

*Architect Bob Wolf, Lowe's Representative Jim Manion, and artist Daniel Quan presented the proposal.*

*Primary outcomes of the DRC discussion included:*

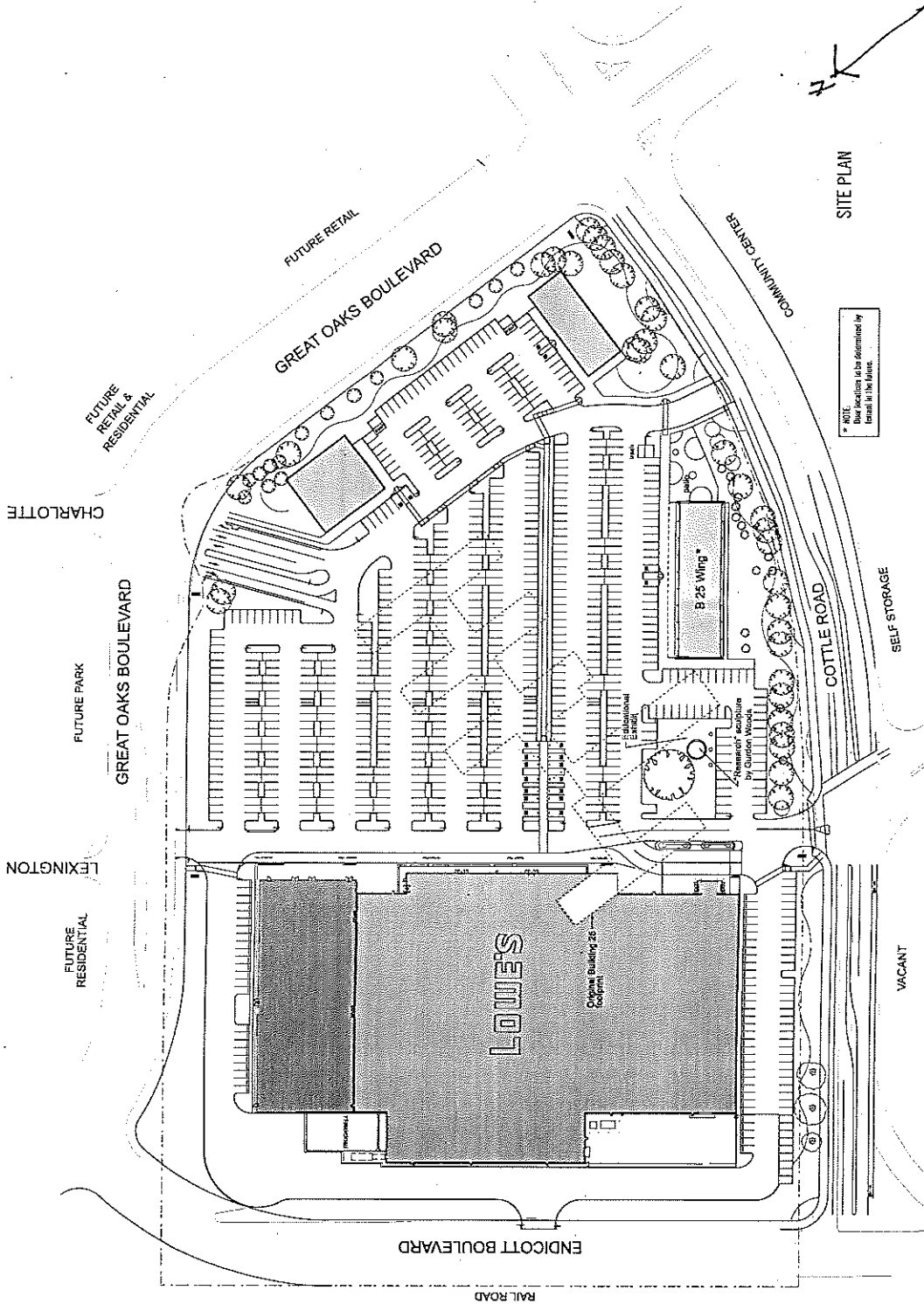
- *North-south orientation of the new construction should follow the original site orientation of Building 25 as planned by architect John Bolles to take advantage of natural light*
- *Building materials and architectural elements (particularly the shade structure with tile fascia) on the new construction should be similar in location, size, height, etc. to the original building*
- *Design of the educational exhibit should be in keeping with the design and materials of Building 25, should mention John Bolles, and should make clear that the original building was much larger than the proposed wing reconstruction and consisted of a central "spine" with numerous wings*
- *Tenant signs on the tiled fascia could potentially compromise the new building's integrity with the original design of Building 25. Replicating the original building's signature "punch card" tile motif on the proposed Lowe's home improvement store is not necessarily an appropriate way to recognize the former building's significance.*

*Brian Grayson, on behalf of PACSJ, discussed PACSJ's involvement in the evolution of the current project and stated that PACSJ is generally satisfied with the proposal's concept and execution.*

2. **"505 South Market":** AD08-748, Development Permit Adjustment to allow façade changes to an existing commercial building, as shown on the plan set. The project site at 501-505 S. Market St. is listed on the Historic Resources Inventory as a Structure of Merit ("Eagle Body Manufacturing," c. 1921 Spanish Colonial Revival building; see 1997 DPR form).

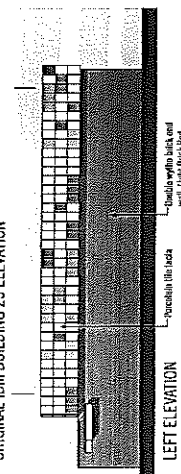
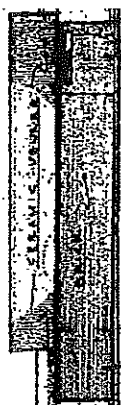
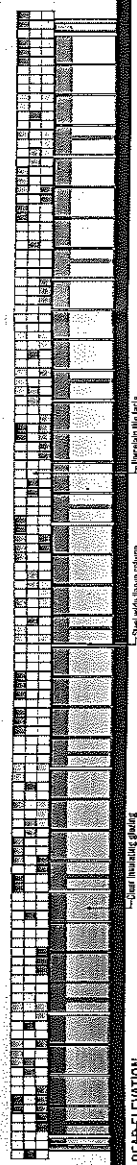
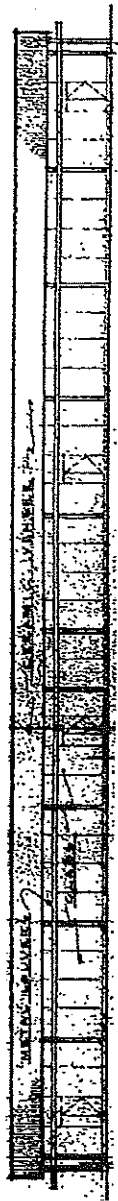
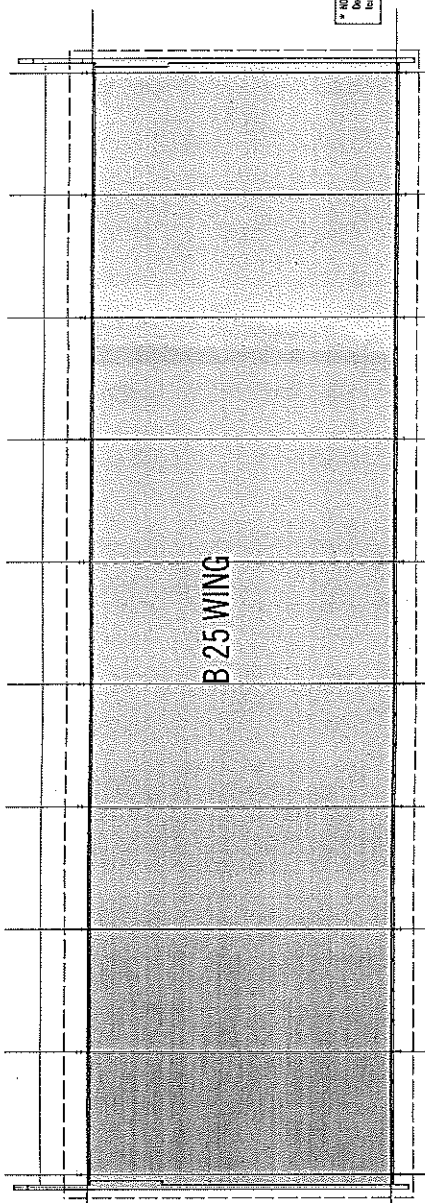
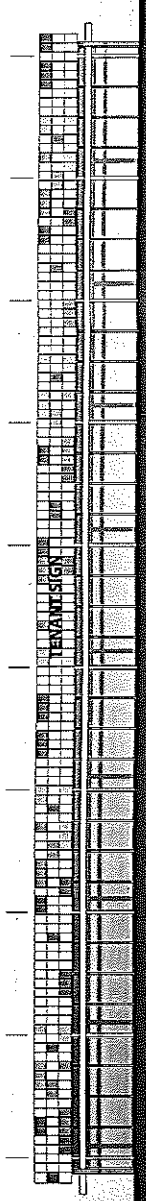
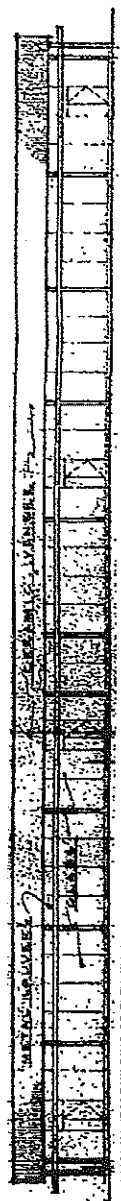
*Architects Paul Bunton and Samer Kavar and Dolores Mellon from the Redevelopment Agency presented the project. Primary outcomes of the DRC discussion included:*

- *Some concern over the application of brick veneer over the existing stucco finish; a considerable departure from the current appearance. However, rehabilitation and adaptive reuse of the building are a positive.*
- *Industrial buildings from this period would normally have steel sash windows with smaller glazing sections; the design should avoid the appearance of an aluminum storefront. The new windows should also match the deep inset of the existing windows.*

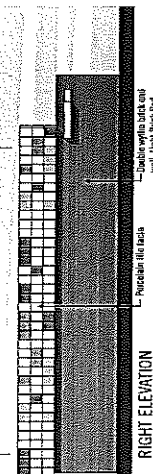
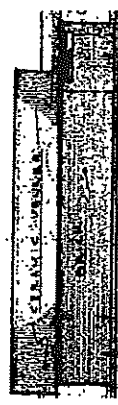


\* NOTE:  
Bore locations to be determined by  
borings in the future.

SITE PLAN



\* NOTE:  
Once locations to be eliminated by  
testout in this future.

Windy ~~REAR ELEVATION~~

**Scott&Goble Architects**

www.scottgoble.com

**Exhibit B**

South San Jose, California

June 12, 2008



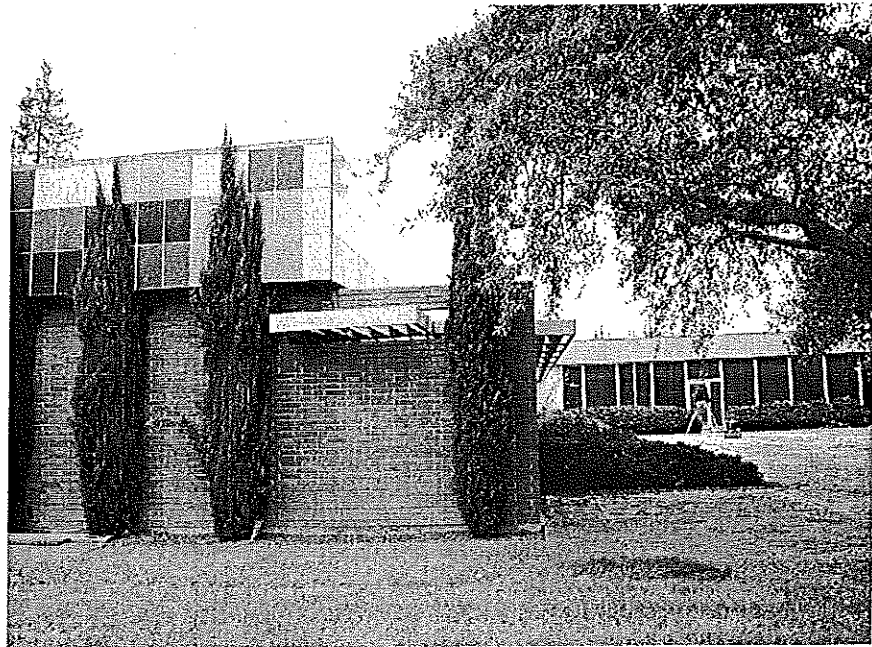
\_\_\_\_\_  
 date \_\_\_\_\_



# **INTERPRETIVE EXHIBIT CONCEPT IBM BUILDING 025**

## **LOWE'S SOUTH SAN JOSE**

IBM Corporation  
Cottle Road Campus  
San Jose, California



**Prime Consultant:**  
Page & Turnbull  
724 Pine Street  
San Francisco, CA 94108

**Interpretive Subconsultant:**  
Daniel Quan Design  
3810 Park Blvd.  
Oakland, CA 94602  
510-530-8811

REVISED May 10, 2004

## **INTERPRETIVE OBJECTIVES**

### **Primary**

To interpret the historical significance of the innovative design of IBM Building 025 and the contribution of Building 025 researchers to the spawning of the technology age.

### **Secondary**

To visually represent the spirit of Building 025 through re-use of significant building components and materials.

## **INTERPRETIVE THEMES**

### **Blending architecture and art into a new industrial aesthetic**

- The concept of a campus setting for a research and manufacturing plant was a new and innovative approach to industrial facilities that IBM helped pioneer in the early 1950s. The open grasslands and orchards of the Santa Clara Valley, situated near a major population center, were ripe for this concept.
- Building 025, a research facility, was designed with five wings coming off of a central circulation spine. Between each wing were landscaped courts and gardens that were readily accessible to the offices via the immense expanses of glass.
- The building was made with manufactured materials assembled in a very careful and sensitive way that juxtaposed solid brick walls with lightweight floating canopies, transparent glass, and steel components, creating a new Modern Architecture for industrial buildings.
- Art was an integral part of the architectural design. Sculpture was commissioned for the entry, and the entire fascia of the building (and all other buildings on the campus) were covered with a modular mural design of different colored ceramic veneer tiles - a design that invoked the feeling of early computer punch cards. The industrial aesthetic blended with the materials of the building to form one complete artistic statement.
- Landscaped courts and carefully sited planting provided secluded outdoor rooms and shielded the street from the buildings, giving its occupants privacy, shade, and inviting outdoor spaces to enjoy. The interplay of landscape design with architecture to create both successful indoor and outdoor spaces was a pioneering effort that helped define a California design style.

### **Good design leads to creativity and innovative thinking**

- Instead of a monolithic industrial building, Building 025 was designed as five interconnected but individual wings. The scale of each wing was smaller and provided daylight to all spaces in the building. The exterior walls were all glass, making the offices nearly transparent to the landscaped courtyards between each wing. Other innovations, like outdoor eating and relaxation spaces, and an enormous company cafeteria, all supported the notion that environment does play

a key role in worker satisfaction and productivity. The facility design was meant to foster thinking and creativity, and to encourage the exchange of ideas. The architect John Bolles firmly believed this could be achieved through an approach that blended art, nature, and architecture.

### **Ground zero for a technology that changed the world**

- The building is associated with the research team that invented the magnetic storage disk and where the "flying head" disk drive was invented. This invention allowed real time retrieval and transfer of information, a quality essential to all data transfer today, such as online reservations and all Internet functions. The "flying head" disk is said to be one of the four most significant inventions in information storage technology. The work of the scientists at Building 025 spawned a multitude of technology firms that fueled the economy of San Jose and changed our world.

### **The success of Building 025 was shaped by a group of innovative men and women**

- John S. Bolles, building architect
- Douglas Baylis, landscape architect
- Gurdon Woods, sculptor
- Lucienne Bloch, tile muralist
- Reynold (Rey) Johnson, IBM research scientist

### **Unique character-defining elements of Building 025**

The exhibit will be made up of a combination of different design elements from the original building.

- The carefully laid out brick walls with the rectangular opening that allowed a cantilevered canopy to protrude through it.
- The steel I-beams that formed the building skeleton (Scheme B), or the flat steel arch that defined the entrance canopy (Scheme A).
- The ceramic veneer tiles that formed the artwork mural surrounding the building
- The floating aluminum sunshade that ran along the sides of each wing.
- Curtain walls of floating glass
- Tile patterns inside the building (Scheme A only)
- The interplay and integration of landscape and architecture



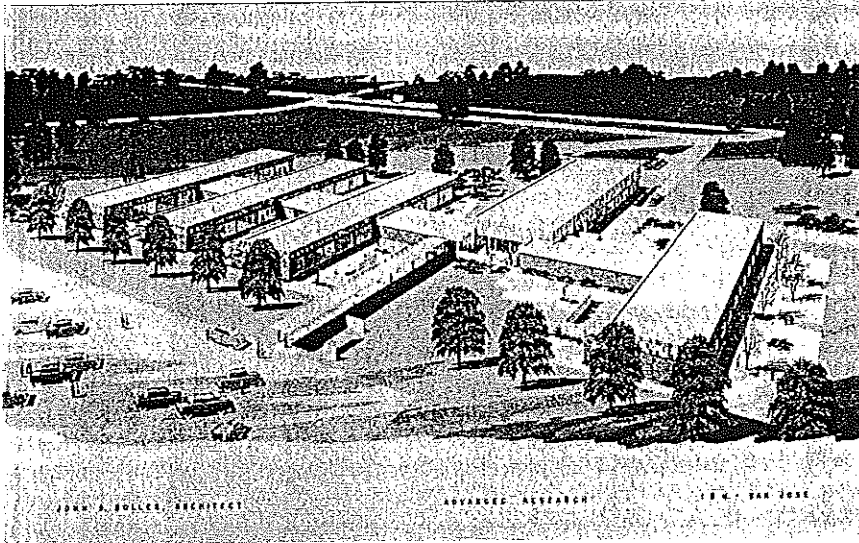
## DESIGN SCHEMES

- The proposed site is at the main vehicular entrance to the parking lot on Cottle Road. It is located on the northeast sidewalk of the inbound traffic lane and is approximately 15 feet by 15 feet in area. Future development plans call for a building to be built in very close proximity to the exhibit.
- Both proposed schemes utilize recycled building parts and both recreate design elements that define the building, although in a compressed manner. Both schemes use these building elements to form an outdoor pavilion that is semi-enclosed and that provides a visual break from the surrounding parking lot when inside them. The exhibit is at a scale and of a unique enough character that it will attract visitors.
- Scheme A has a slightly more abstract approach to the building components than Scheme B. In Scheme A the building elements are used more artistically to form an outdoor exhibit space. It has a low scale and utilizes a floating aluminum canopy to shade one half of the space. The ceramic mural tiles have been placed at ground level on a free-standing wall, and interpretive text is embedded in one of the tile spaces.
- Scheme B takes a more literal approach to the building elements, combining them in the same positions and adjacencies in which they are found in the building. The ceramic tiles are located on a fascia that is the height and scale of the original building. This scheme actually recreates a corner of a building wing in scale. The floating canopy covers the entire 15 x 15 area.
- In both schemes, the interpretive text and images are displayed on flat panels mounted to the brick walls, and on the glass partition. It is anticipated that the media to be used for these panels will be either embedded phenolic laminate graphics or porcelain enamel panels, depending upon cost. Both are durable, outdoor display media commonly used in parks and outdoor signage.

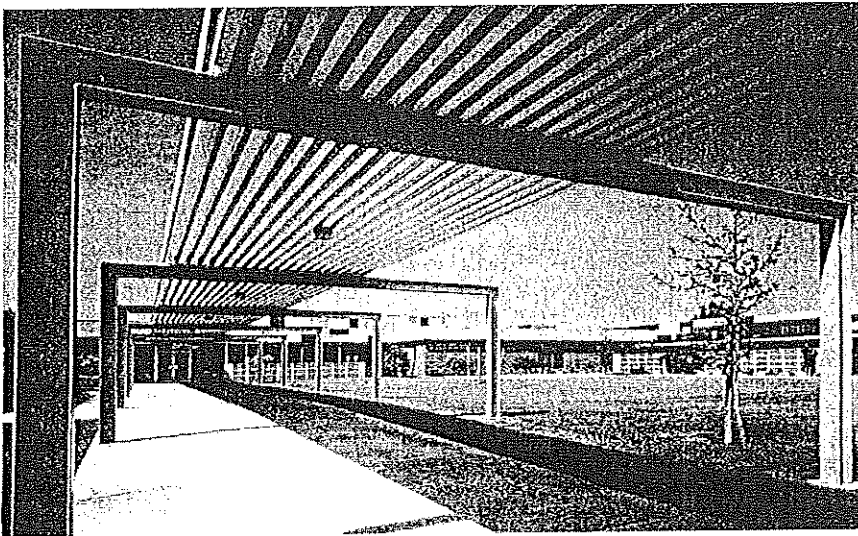
(See Drawing Sheets 1 and 2 for Scheme A, and Sheets 3 and 4 for Scheme B)

## POTENTIAL IMAGES TO BE DISPLAYED

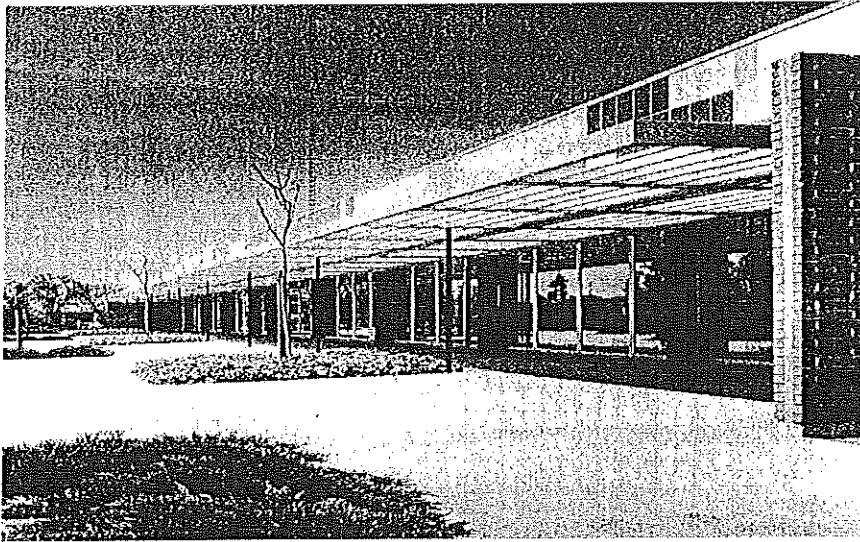
- Architect's rendering of Building 025, c. 1957  
(IBM Corporation, Historic Photograph No. 10)



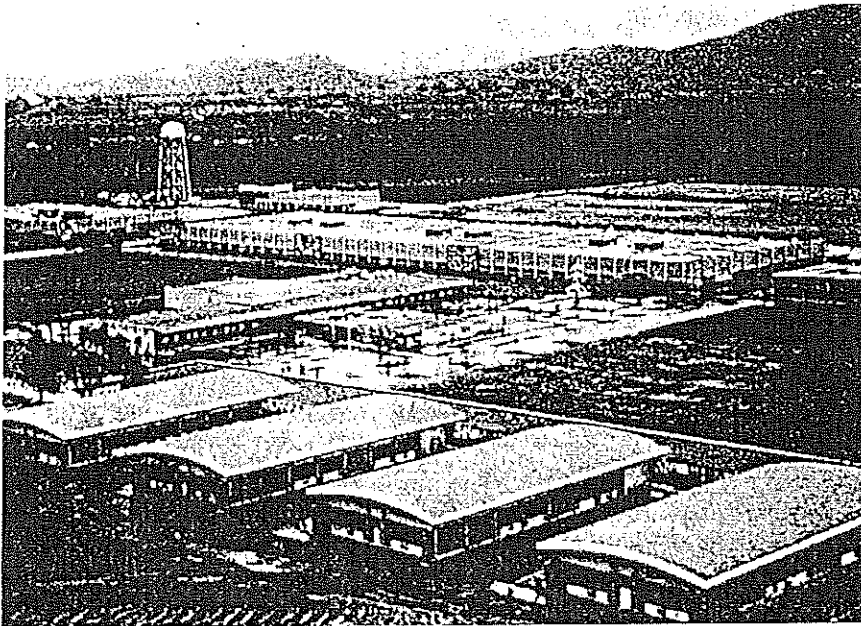
- Main entrance, c. 1958  
(IBM Corporation, Historic Photograph No. 12)



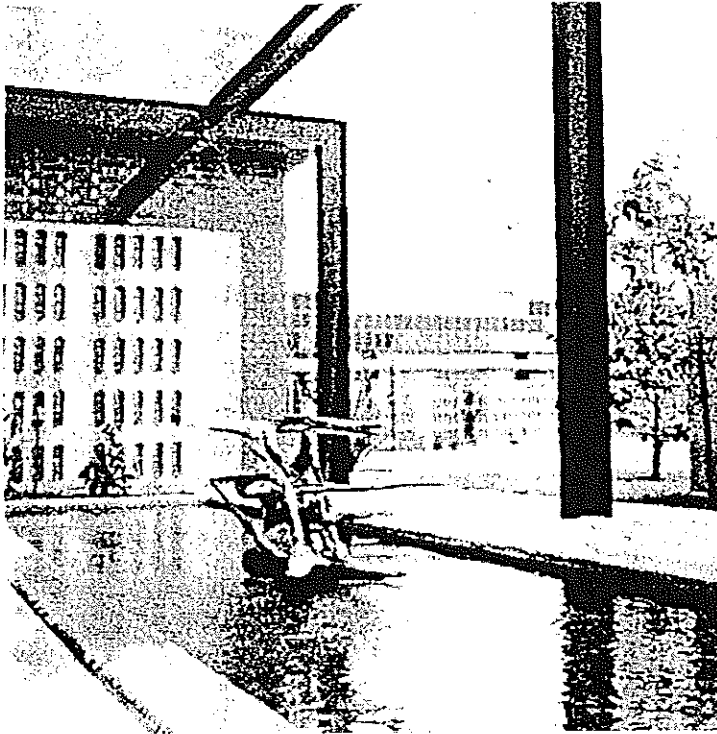
- Typical wing of Building 025, c. 1958  
(IBM Corporation, Historic Photograph No. 14)



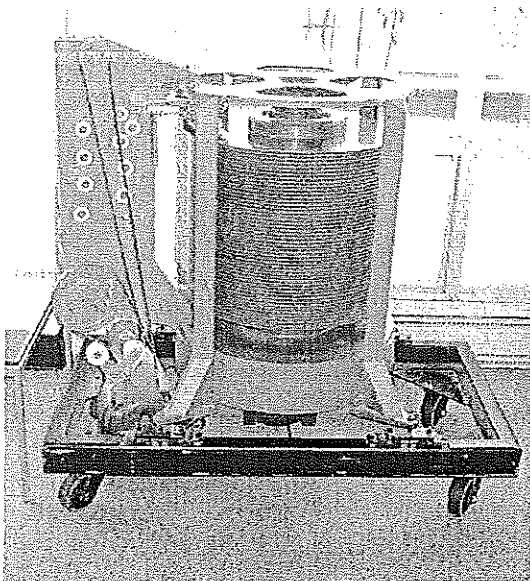
- Overview of IBM campus  
(1959? Architectural Forum, Photographer Ernest Braun)

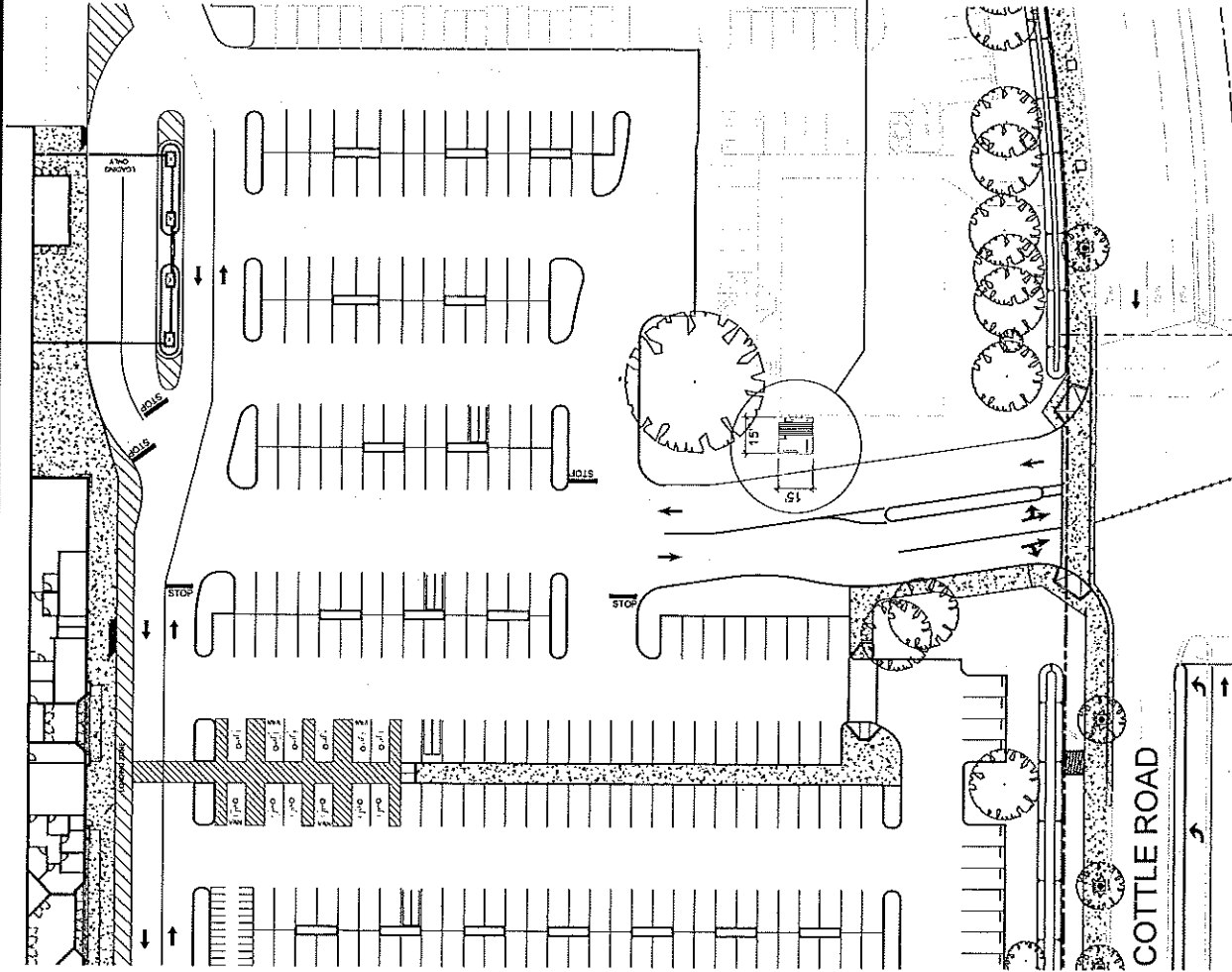


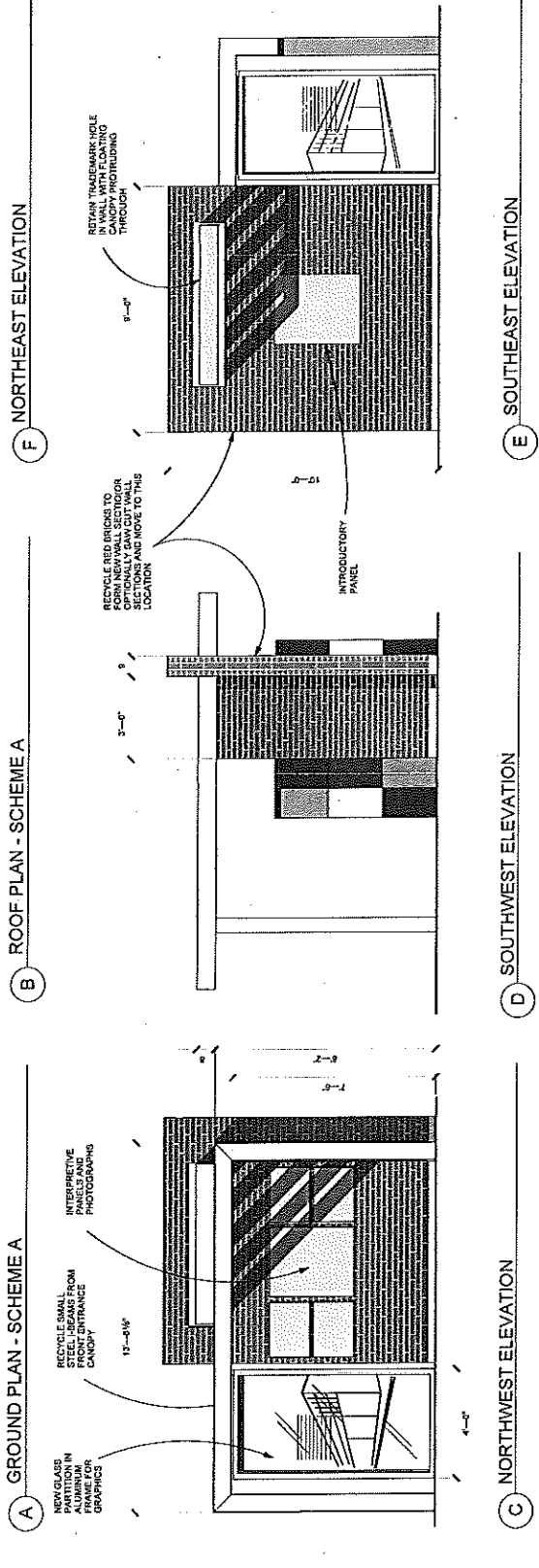
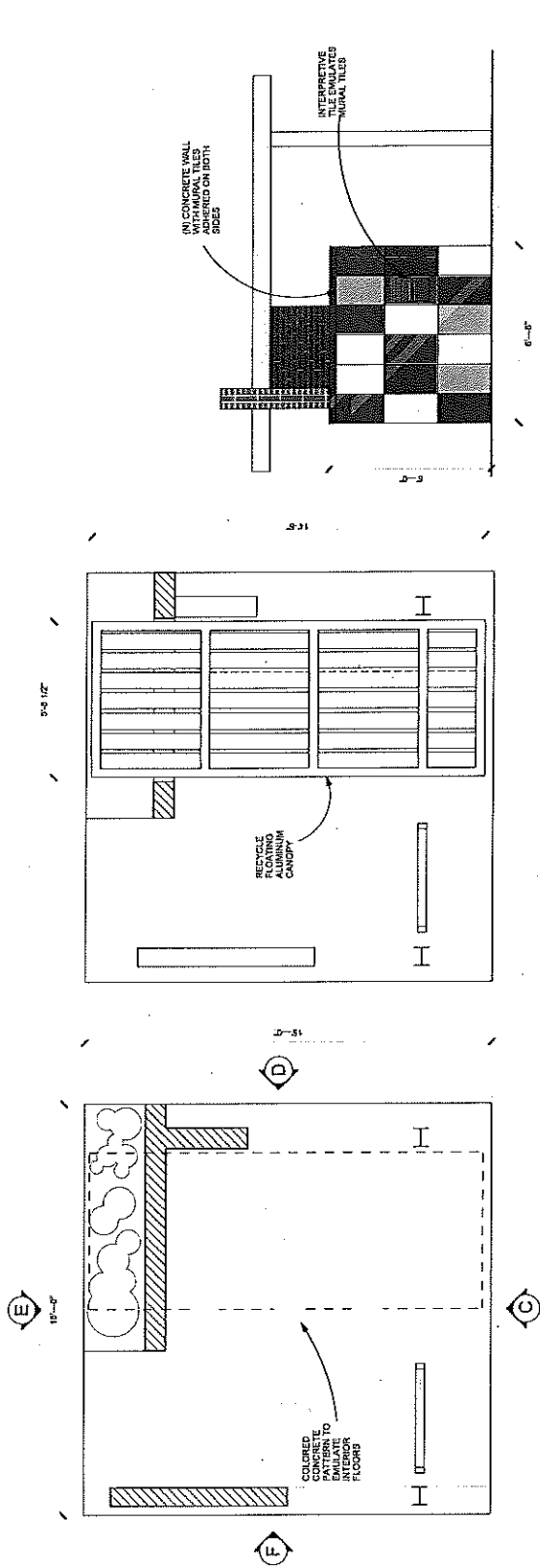
- Reflecting pool and "Research" sculpture by Gurdon Woods  
(Illustration 6, Appendix A, Historical Report and Evaluation, Urban  
Programmers, July 31, 2003)

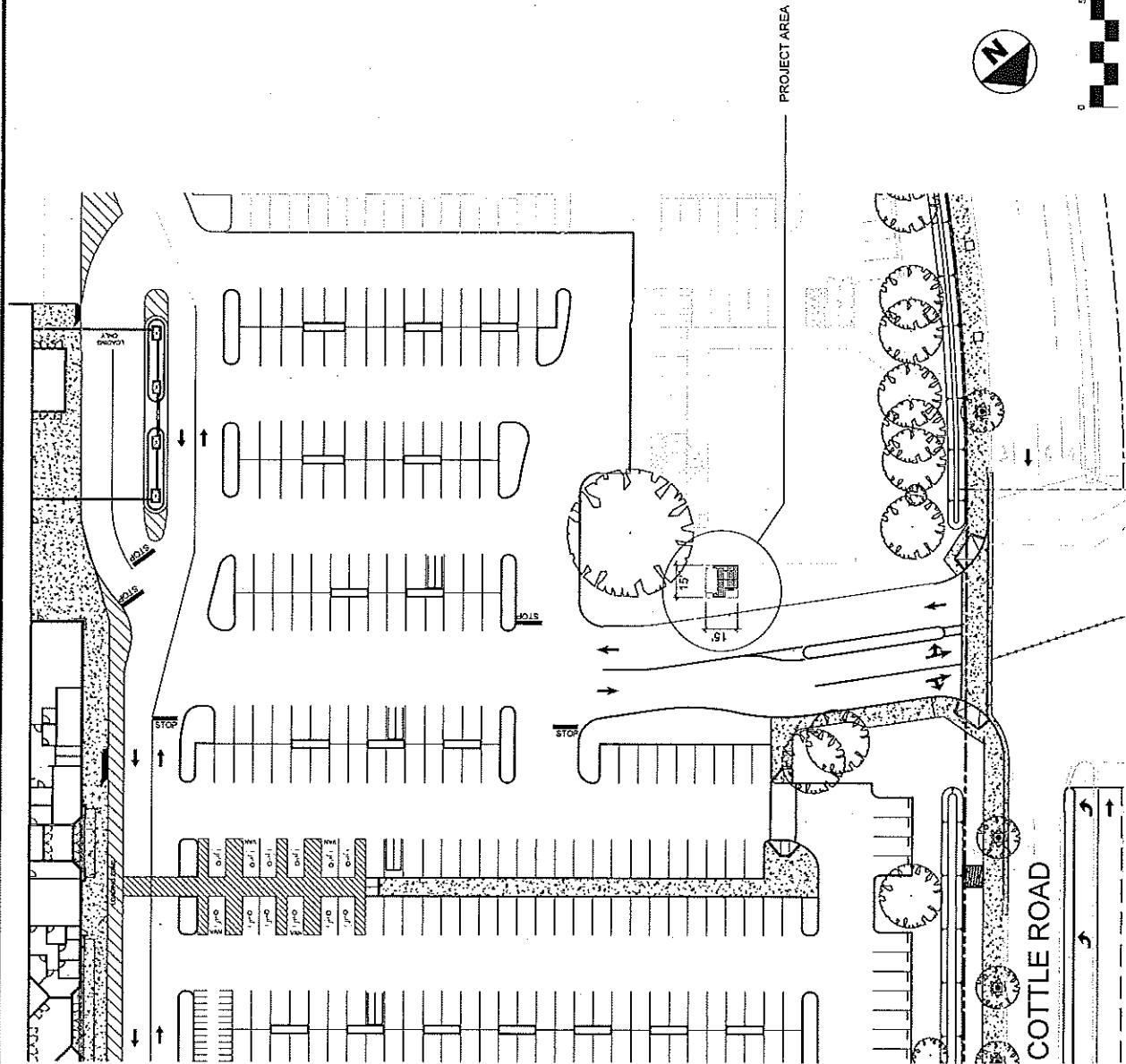


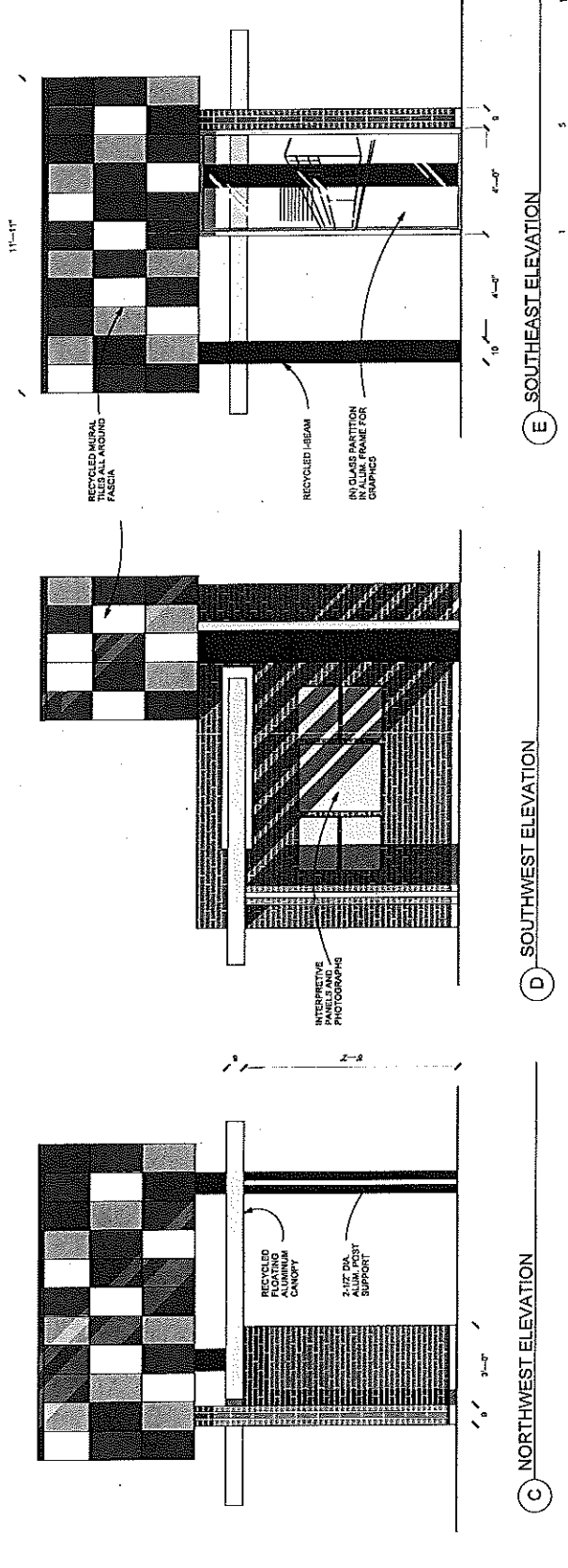
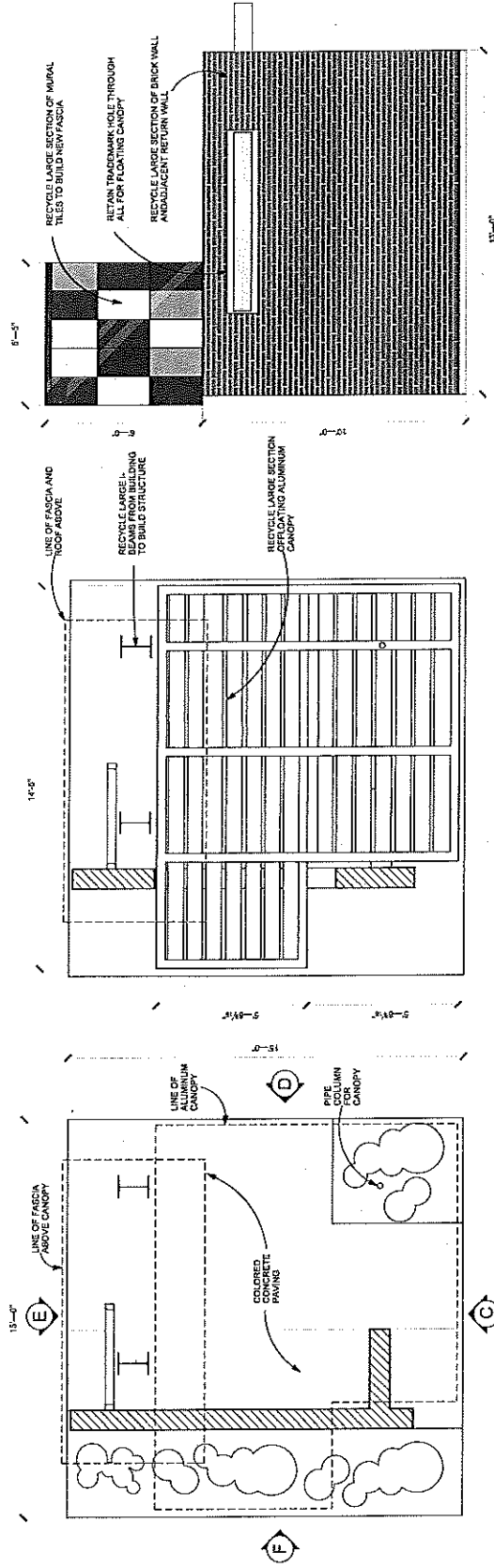
- "Ramac" disk drive



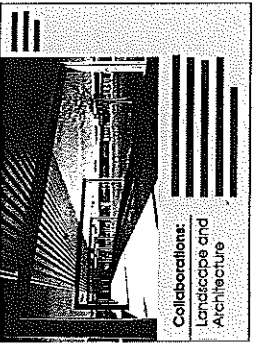
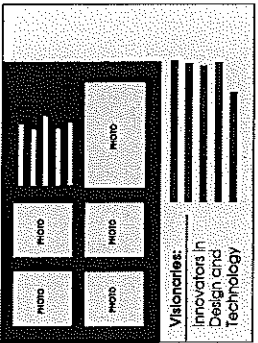
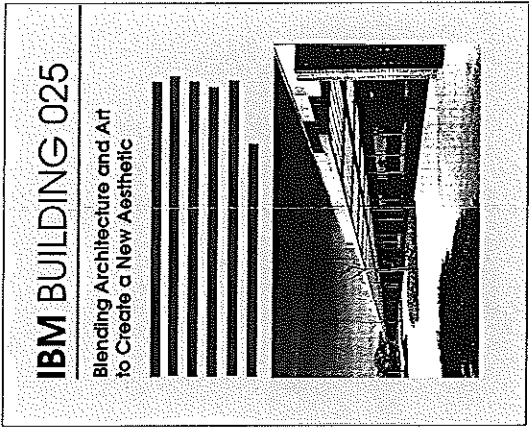
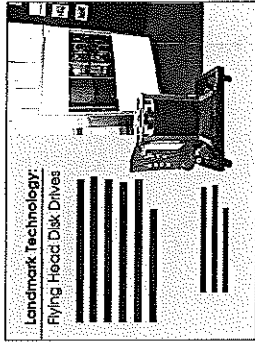
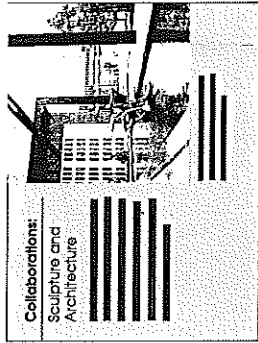












2'-0"

2'-1/2"

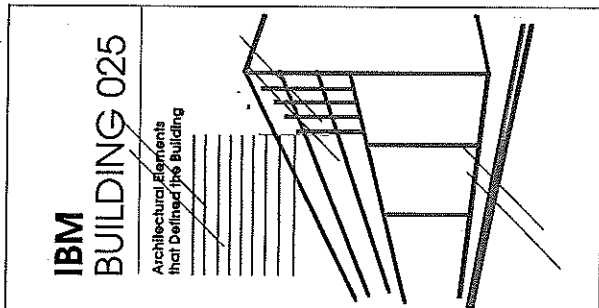
2'-0"

2'-1/2"

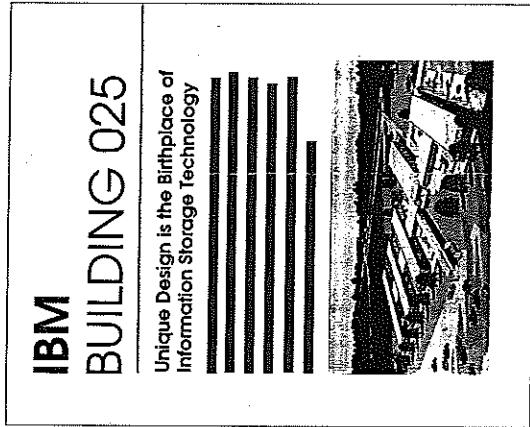
2'-0"

**B GRAPHIC PANELS ELEVATION**

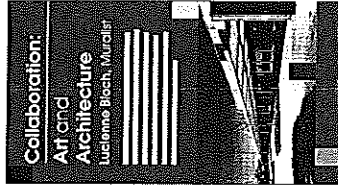




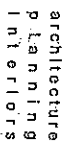
**A GLASS PANEL ELEVATION**  
0 8' 16' 24'



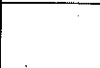
**B INTRODUCTORY PANEL ELEVATION**  
0 8' 16'



**C MURAL TILE GRAPHIC PANEL ELEVATION**  
0 8' 16'



place equivalent/stronger logo placement tips for if not applicable



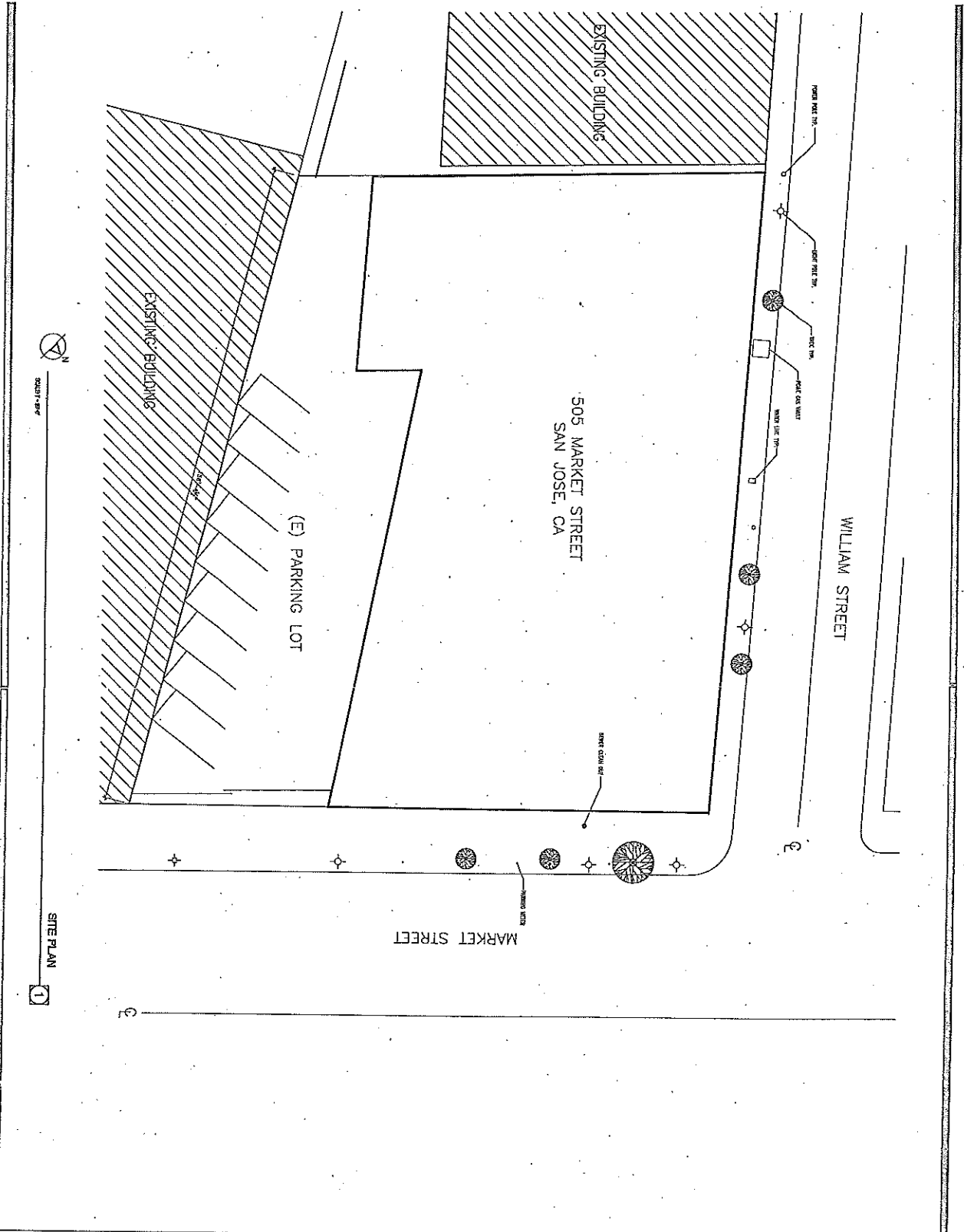
2. This should be sent to the second (or second-last) member of the editorial and production teams on the day they are due to be published (allowing time for their review) and the first (or first-last) member of the editorial team to be published.
3. There should be no final editorial review of the manuscript, as the manuscript is already being reviewed by the editorial and production teams. The manuscript should be sent to the editorial and production teams on the day they are due to be published (allowing time for their review) and the first (or first-last) member of the editorial team to be published.

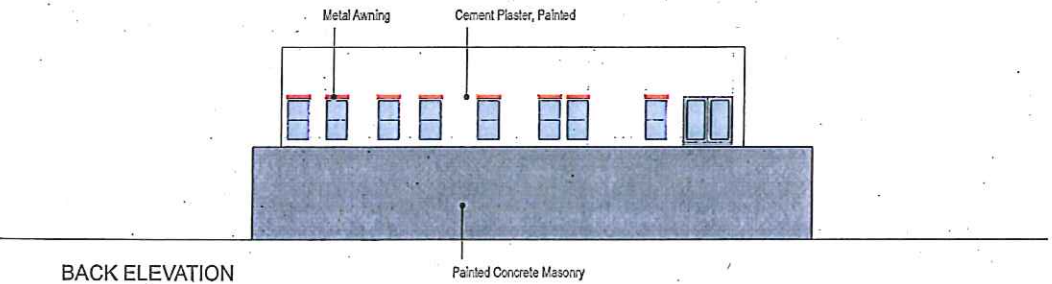
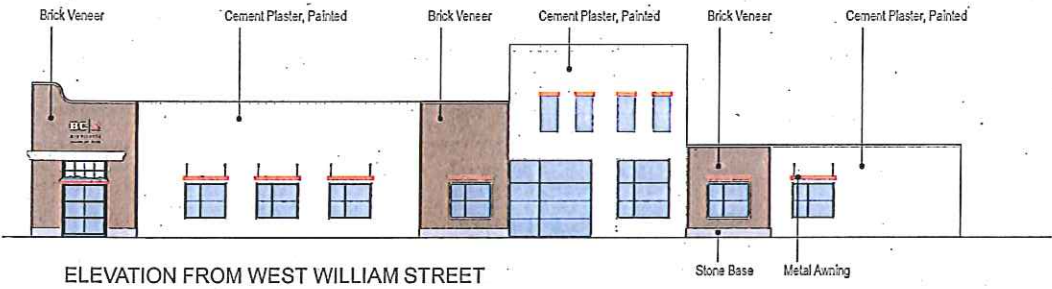
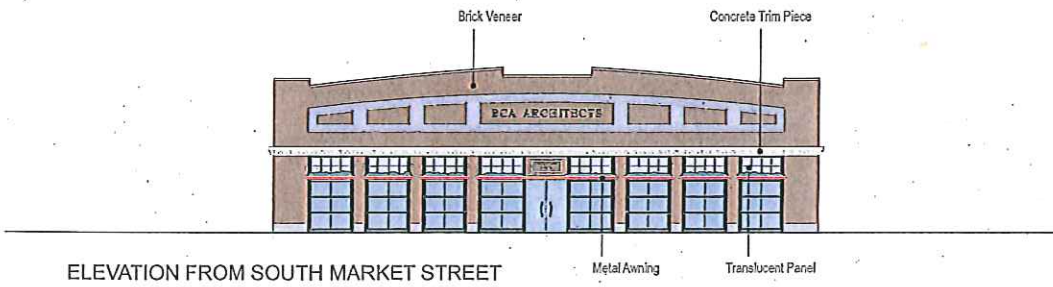
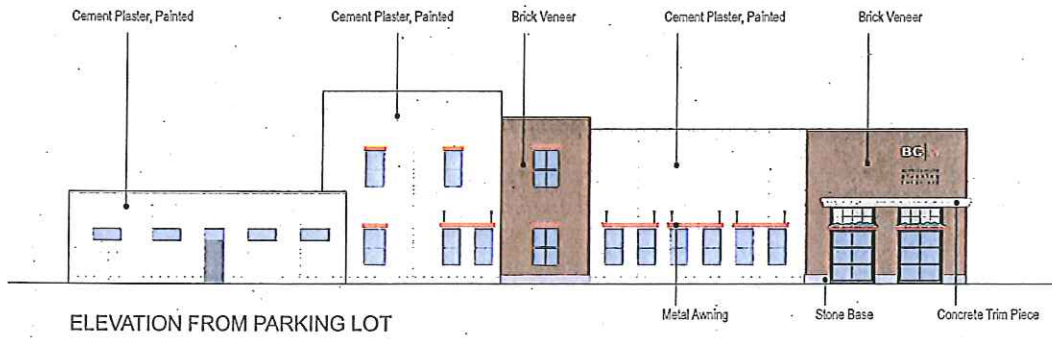
## SCHEMATIC DESIGN

BCA  
SAN JOSE OFFICE  
505 S. MARKET STREET  
SAN JOSE, CA 95113

## SITE PLAN

Date	05/19/08
Scale	AS NOTED
Project Name/Location	07033
Drawing Number	A1.1





505 S. Market









with its predecessors.

The earliest building in this grouping, the historic Dr. Wright House at 312 South Third Street, is an excellent example of a late Victorian era Queen Anne residence and appears eligible for designation as a local landmark structure as the first built and most prominent building within this grouping. The building at 302 South Third Street represents a transitional Victorian design with Neo-classical elements. The buildings at 140 East San Carlos Street and 310 South First Street are unusual Neoclassical designed residences that are Victorian in scale but have transitioned to the new classical-influenced movement in residential architecture that began to evolve in the early twentieth century. The Weaver Apartments at 330 South Third Street takes late Victorian elements of the Stick Style and melds them into the Arts and Crafts movement. The Thomas Rental at 340 South Third Street represents the full transition to the Craftsman style, in an unusual multi-family version of a Craftsman Bungalow. Lastly, the Belvedere Apartments at 320 South Third Street is an early representative into the revival styles that were to dominate local residential architecture until the early 1940s.

This collection of buildings was identified and added to the Inventory in the early 1990s as a result of the initiative of the Planning Department and warrant review for designation as a landmark district or conservation area.

#### **South Downtown Area Automobile District**

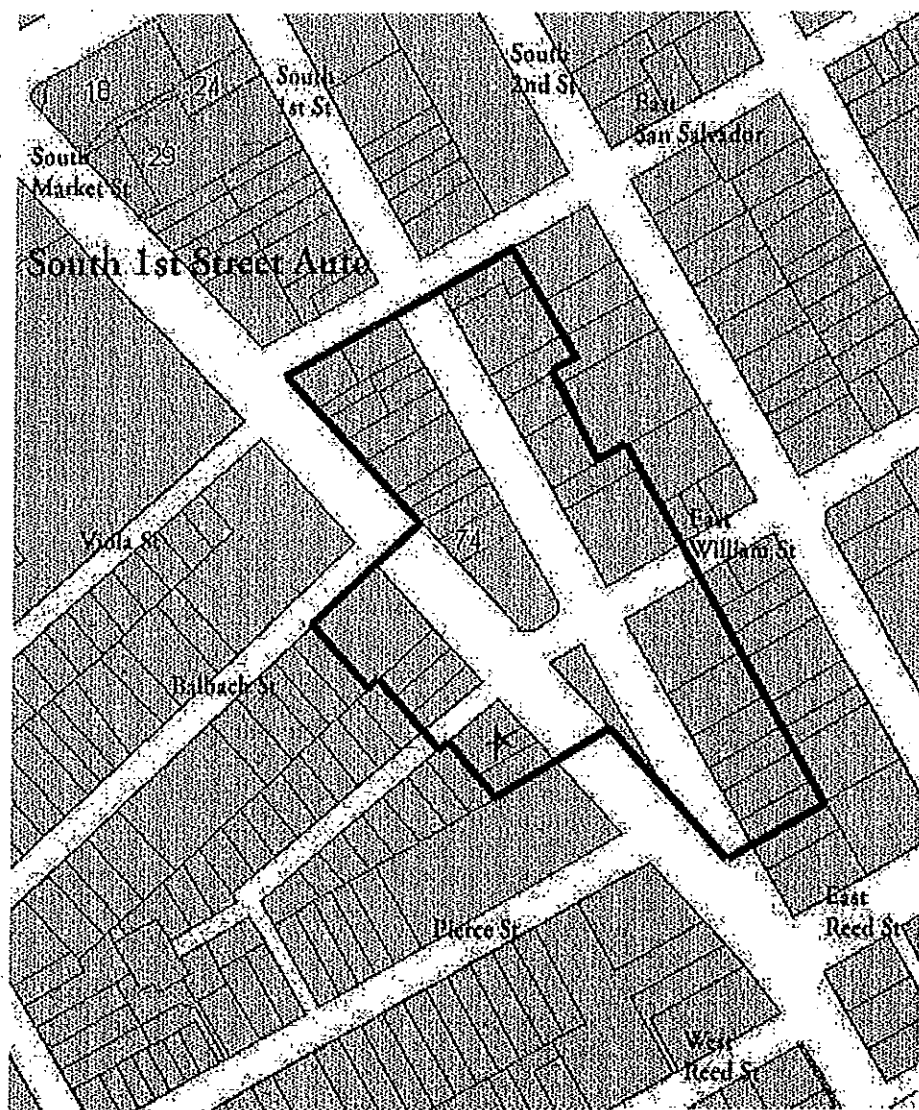
The introduction of the automobile into the San José Metropolitan Area after the turn of the century has had a profound affect on the physical development of the Downtown Core Area, which continues to the present time. The first automobiles appeared in the valley in the late 1890s, with several pioneering automobile factories, the first in California, established in San José after 1900. Clarence Letcher is well known as a leader in promoting the automobile, opening the first "garage" in the west in 1900 and in 1902, opening the first service station. A limited number of dealerships/garages were developed in the North First Street area where Letcher pioneered this new building type.

The Santa Clara County Auto Club had 45 members by 1902, and San Jose's first auto show took place in 1909 (Arbuckle 1985). By 1918, San Jose had 36.7 miles of paved streets, which increased to 180 miles by 1928, reflecting a large increase in automobile usage during the 1920s. By 1930, San José had the greatest weekday auto traffic count in the State and was the only California city whose weekday traffic count exceeded that of holidays (James and McMurray 1933). With increased automobile competition, streetcar lines were abandoned during the 1920s and 1930s to be replaced by private bus lines.

Early automobile uses were not geographically concentrated, but by the 1920s, a large number of showrooms, garages and service businesses began to appear in the South First and South Market Street area. During this time, downtown San José expanded to the south along First Street, primarily through the efforts of developer T. S. Montgomery. The area south of San Carlos Street became the edge of the urban frame of the downtown core, with construction of the St. Claire Hotel, the St. Claire Building, the California Theatre (Fox), the Dormann Building, the Prussia Building and other related infill buildings on this block. South of this urban edge, rapid development occurred after World War I that service to accommodate the expanding automobile industry. This district of one- and two-story concrete and brick structures framed the area around present day Gore Park (Parque de

Pobladores). While automobile businesses soon began to permeate the downtown frame, this area has remained the only intact representation of this era in the development history of San José. Until recently, this area has maintained a continuity of building type; the Market Gateway project at South Market Street and Pierce Street and the demolition of the historic Piccetti auto dealership building at South Market and Viola Streets to construct a parking lot being the only encroachments into the area.

Most of the buildings lack individual levels of architectural significance that would qualify them for either the National Register or listing in the San José Historic Resource Inventory; however, as a group, they convey meaning that establishes a level of historical significance.



Note: numbered parcels refer to designated City Landmark sites



PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code Reviewer Date

Page 1 of 4 \*Resource Name or #: (assigned by recorder) # 1 - 505 S. Market Street

P1. Other Identifier: Market Gateway Apartments Project

\*P2. Location: Not for Publication Unrestricted X \*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary)

b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; Sec. Unsectioned; Mt Diablo B.M.

c. Address 505 South Market Street City San Jose Zip 95110

d. UTM: Zone 10; 598,840 mE/ 4,131,680 mN

e. Other Location Data: (e.g. parcel #, directions to resource, elevation, etc. as appropriate)

This trapezoidal shaped lot (150 x 110 feet), at the southwest corner of South Market Street and West William Street, is assessor's parcel # 264-30-109, -110.

\*P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):

505 South Market Street is a reinforced concrete structure on a concrete pad foundation. A series of trusses support the flat, tar and gravel roof. A narrow molding runs along the top of the front (east) and north walls, both covered with smooth stucco. Divided horizontally by a belcourse, the front facade has a stepped gable and articulated side buttresses framing an inset panel above the store front. The multi-pane, wood-sash windows on the south half of the ground floor area appear to be original, while the windows and doors on the north are probably date from a later remodeling. The plain north facade has no openings except for two, small windows near South Market Street corner. The south facade is unadorned concrete wall with no openings. The building has a later two-story, wood-frame, office addition to the rear.

\*P3b. Resource Attributes: HP2

\*P4. Resources present: X Building Structure Object Site District Element of District Other

P5a. Photo or Drawing (SEE CONTINUATION SHEET)

P5b. Description of Photo: see attached

\*P6. Date Constructed/Age and

Sources: X Historic  
Prehistoric Both c. 1921  
(Sanborn maps, city directory)

\*P7. Owner and Address

Garozzo Family Partners, 842  
Clarkstone Drive, San Jose,  
CA 95136

\*P8. Recorded by: (Name, affiliation, and address) Ward Hill, Architectural

Historian, 3124 Octavia Street, San  
Francisco, CA 94123

\*P9. Date Recorded December, 1997

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation (Cite survey report and other sources, or enter "none"): Historic Property Survey Report/Finding of Effect for the Market Gateway Apartments, City of San Jose, Santa Clara County

Attachments: NONE Location Map Sketch Map X Continuation Sheet X Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List)

# BUILDING, STRUCTURE AND OBJECT RECORD

\*NRHP Status Code 6z

Page 2 of 4

\*Resource Name of # (assigned by recorder) # 1 - 505 S. Market Street

- B1. Historic Name: Eagle Body Manufacturing Company/Co-operative Body Works  
B2. Common Name: S & G Discount Outlet  
B3. Original Use: Industrial B4. Present Use retail  
B5. Architectural Style: Spanish Colonial Revival  
B6. Construction History: (Construction date, alterations, and date of alterations)  
This auto body factory was constructed c. 1921; some front doors and windows are altered; two-story rear addition.  
B7. Moved? X No    Yes    Unknown Date: NA Original Location: NA

B8. Related Features: none

B9a. Architect NA b. Builder: NA

B10. Significance: Theme Industrial history Area City of San Jose  
Period of Significance 1900-1930 Property Type Industrial Applicable Criteria A & C  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Constructed about 1921, 505 South Market Street was owned in 1924 by Leo H. Vishoot, a real estate broker. (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP 30

## B12. References:

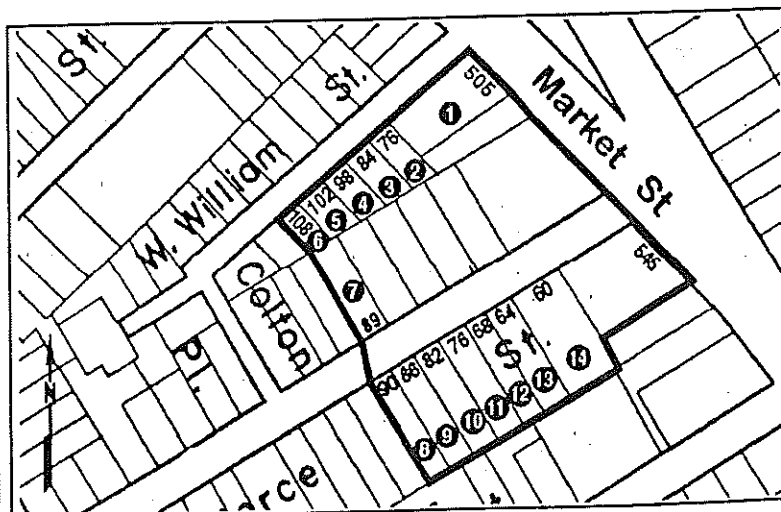
Thomas Bros. Block Book 1924  
Laines Criss-Cross Directories 1980-1995.  
Sanborn Fire Insurance Maps, San Jose: 1921.  
Santa Clara County Tax Assessor records  
San Jose City & Santa Clara County Directory, R.L. Polk: 1920-1975

## B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: December, 1997

(This space reserved for official comments)



## CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 4

\*Resource Name of # (assigned by recorder) # 1 - 505 South Market Street

\*Recorded by Ward Hill \*Date: December, 1997 ☒ Continuation ☐ Update

### B10. Continued

The Sanborn Map of 1921 identifies the building as the Eagle Body Manufacturing Company. Various auto body-type businesses have occupied this structure including Barshow & Baleria Auto Body Builders (1924), Greenley & Gerans, auto trimmers (1926), and Cooperative Body Works (Greenley, Gerans, and Richcreek) (1929-1939). By 1951, it was an auto parts store, a use that continued until about 1973 when the current tenant, S & G Discount Outlet, a carpet and linoleum retailer, occupied the building.

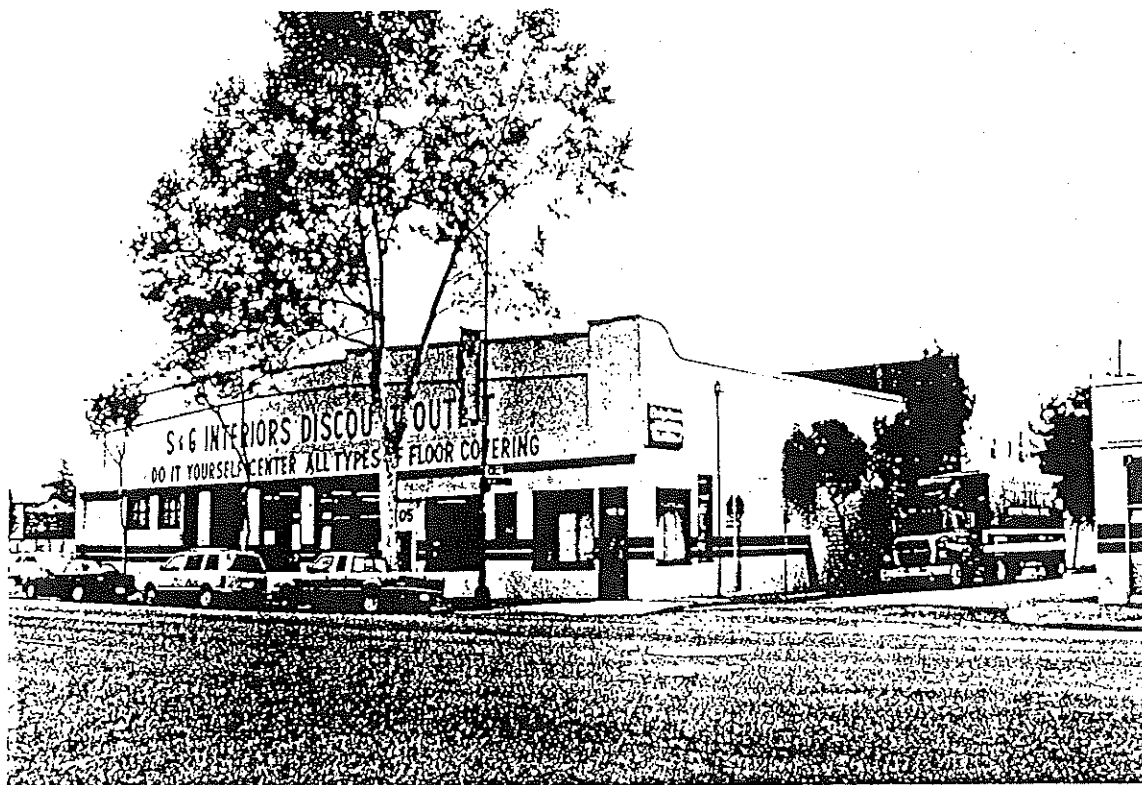
Although the north half of the front facade appears to have been altered, 505 South Market Street otherwise retains a good level of historic integrity from the period of its original construction in c. 1921. Although the building retains integrity, it does not appear to be a distinguished example of industrial architecture in San Jose, and thus does appear to be significant under Criterion C of the National Register. The house also does not appear to be associated with significant events or patterns of history in this area. A variety of different auto-related tenants have occupied the building, none of which appear to have been historically significant in the history of San Jose. Consequently, 505 South Market Street does not appear to be eligible for the National Register because it is not significant under Criteria A, B or C.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 4      \*Resource Name of # (assigned by recorder) # 1 - 505 S. Market Street

Recorded by Ward Hill      \*Date: December, 1997      ☒ Continuation      ☐ Update



505 South Market Street (view from northeast)

# HISTORIC EVALUATION SHEET

Historic Resource Name: 501 S Market St

## A. VISUAL QUALITY / DESIGN

### Justification

1. EXTERIOR

2. STYLE

Modern

3. DESIGNER

Not Known

4. CONSTRUCTION

5. SUPPORTIVE ELEMENTS

E	VG	G	FP
		x	
		x	
			x
			x
			x

## B. HISTORY / ASSOCIATION

6. PERSON / ORGANIZATION Eagle Body Manufacturing

7. EVENT

8. PATTERNS

9. AGE

1921

E	VG	G	FP
			x
			x
	x		
		x	

## C. ENVIRONMENTAL / CONTEXT

10. CONTINUITY

11. SETTING

12. FAMILIARITY

E	VG	G	FP
		x	
		x	
		x	

## D. INTEGRITY

13. CONDITION

14. EXTERIOR ALTERATIONS

15. STRUCTURAL REMOVALS

16. SITE

E	VG	G	FP
x			
x			
x			
x			

## E. REVERSIBILITY

17. EXTERIOR

E	VG	G	FP
x			

## F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

18. INTERIOR / VISUAL

19. INTERIOR / HISTORY

20. INTERIOR ALTERATIONS

21. REVERSIBILITY / INTER.

22. NATIONAL OR CALIF. REG California

E	VG	G	FP
			x
			x
			x
			x
		x	

REVIEWED BY:

Franklin Maggi

DATE:

04/27/00

# EVALUATION TALLY SHEET

Historic Resource Name: 501 S Market St

## A. VISUAL QUALITY / DESIGN

1. EXTERIOR
2. STYLE
3. DESIGNER
4. CONSTRUCTION
5. SUPPORTIVE ELEMENTS

E	VG	G	FP	Value
16	12	6	0	6
10	8	4	0	4
6	4	2	0	0
10	8	4	0	0
8	6	3	0	0

Sub-total  
Cumulative sub-total

10

## B. HISTORY / ASSOCIATION

6. PERSON / ORGANIZATION
7. EVENT
8. PATTERNS
9. AGE

E	VG	G	FP	Value
20	15	7	0	0
20	15	7	0	0
12	9	5	0	9
8	6	3	0	3

12

## C. ENVIRONMENTAL / CONTEXT

10. CONTINUITY
11. SETTING
12. FAMILIARITY

E	VG	G	FP	Value
8	6	3	0	3
6	4	2	0	2
10	8	4	0	4

9

31

(SUM OF A+C) = 19

## D. INTEGRITY

13. CONDITION
14. EXTERIOR ALTERATIONS
15. STRUCTURAL REMOVALS
16. SITE

E	VG	G	FP
.00	.03	.05	.10
.00	.05	.10	.20
.00	.03	.05	.10
.00	.20	.30	.40
.00	.10	.20	.40
.00	.10	.20	.40

0 x 31 0.0  
0 x 19 0.0  
0 x 12 0.0  
0 x 19 0.0  
0 x 12 0.0  
0 x 12 0.0  
0.0

ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)

31

## E. REVERSIBILITY

17. EXTERIOR

E	VG	G	FP
3	3	2	2

3

34

## F. ADD'L CONSIDERATIONS/BONUS POINTS

18. INTERIOR / VISUAL
19. INTERIOR / HISTORY
20. INTERIOR ALTERATIONS
21. REVERSIBILITY / INTERIOR
22. NATIONAL / CALIFORNIA REGISTER

E	VG	G	FP
3	3	1	0
3	3	1	0
4	4	2	0
4	4	2	0
20	15	10	0

0

0

0

0

10

10

EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points)

44.00